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REGIONAL FACTS  
VACANT URBAN RESIDENTIAL  
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See also:

Vacant Urban Residential  
Land Inventory.

CA30NHWQ60-90Y18







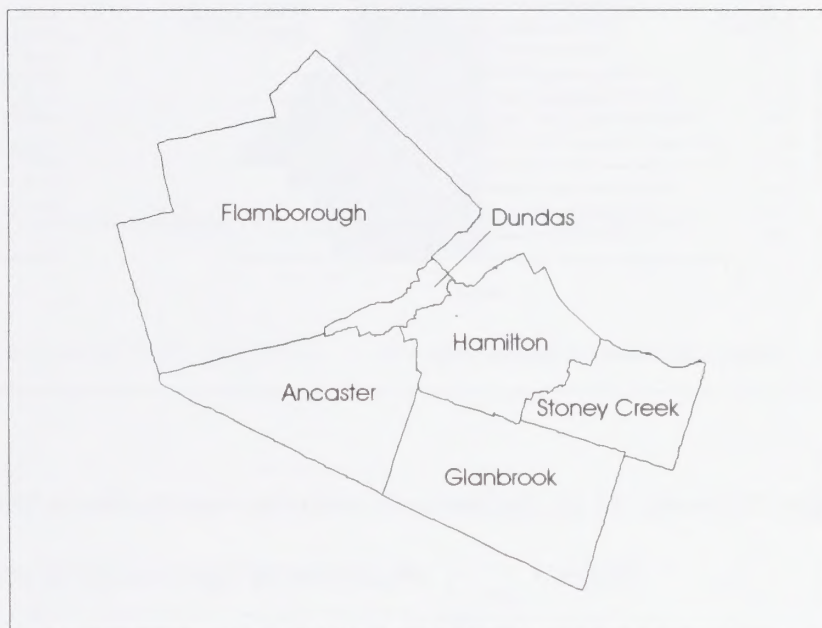


**Regional Facts** provides general information about the Hamilton-Wentworth Region. The topics covered include: demographic trends; education; the labour force and residential and industrial land. The data is derived from the following sources: Statistics Canada, 1986 & 1991 Census; Ontario Ministry of Revenue, 1988, 1991 & 1994 Assessment Data; Canada Mortgage and Housing Corporation Reports, the 1990 Regional Employment Survey and the Planning and Development Department, Regional Municipality of Hamilton Wentworth.

This publication provides a snapshot of statistical data and analysis which may be obtained from the Planning and Development Department at the Region of Hamilton-Wentworth. Please refer to page 12 to learn about other information services.

## Hamilton - Wentworth Region

The Region of Hamilton-Wentworth covers an area of 113, 710 ha. (430 miles<sup>2</sup>) and is situated at the western end of Lake Ontario. The Region incorporates the cities of Hamilton and Stoney Creek, the Towns of Ancaster, Dundas and Flamborough and the Township of Glanbrook.



## 1 POPULATION CHARACTERISTICS

### 1.1 - Population

In 1994, the total population of the Region was 459,656. This represents a 1.7% increase over the 1991 figure. Figure 1 shows the 1994 population for the area municipalities and the percentage change in population for each since 1991.

Figure 1 Population - Area Municipalities

### 1.2 - Age Distribution

Hamilton-Wentworth Region is experiencing an aging of the population. The percentage of the population over age 64 increased from 12% to 14% between 1986 and 1994. The greatest increase was recorded in the Township of Glanbrook where the percentage of persons over 64 increased from 7.7% to 10.9% during the 1985-94 period. The smallest change was the Town of Flamborough where

	1994	% of 1994 Regional Pop'n	1991	% of 1991 Regional Pop'n	% Change From 1991
Ancaster	23,117	5.0 %	22,053	4.8 %	4.8 %
Dundas	22,520	4.9 %	21,789	4.8 %	3.4 %
Flamborough	31,826	6.9 %	29,290	6.4 %	8.7 %
Glanbrook	10,227	2.2 %	9,801	2.2 %	4.3 %
Hamilton	319,281	69.5 %	318,947	70.6 %	0.1 %
Stoney Creek	52,685	11.5 %	49,804	11.2 %	5.8 %
Region Total	459,656		451,684		1.8 %

Source : Ontario Ministry of Revenue, 1991, 1994

## Regional Facts

the percentage of seniors increased from 7.6% to 9.7% during the same period. Figure 2 shows the age profile for the Region as a whole in 1985 and 1994.

**Figure 2 Breakdown of Regional Population**

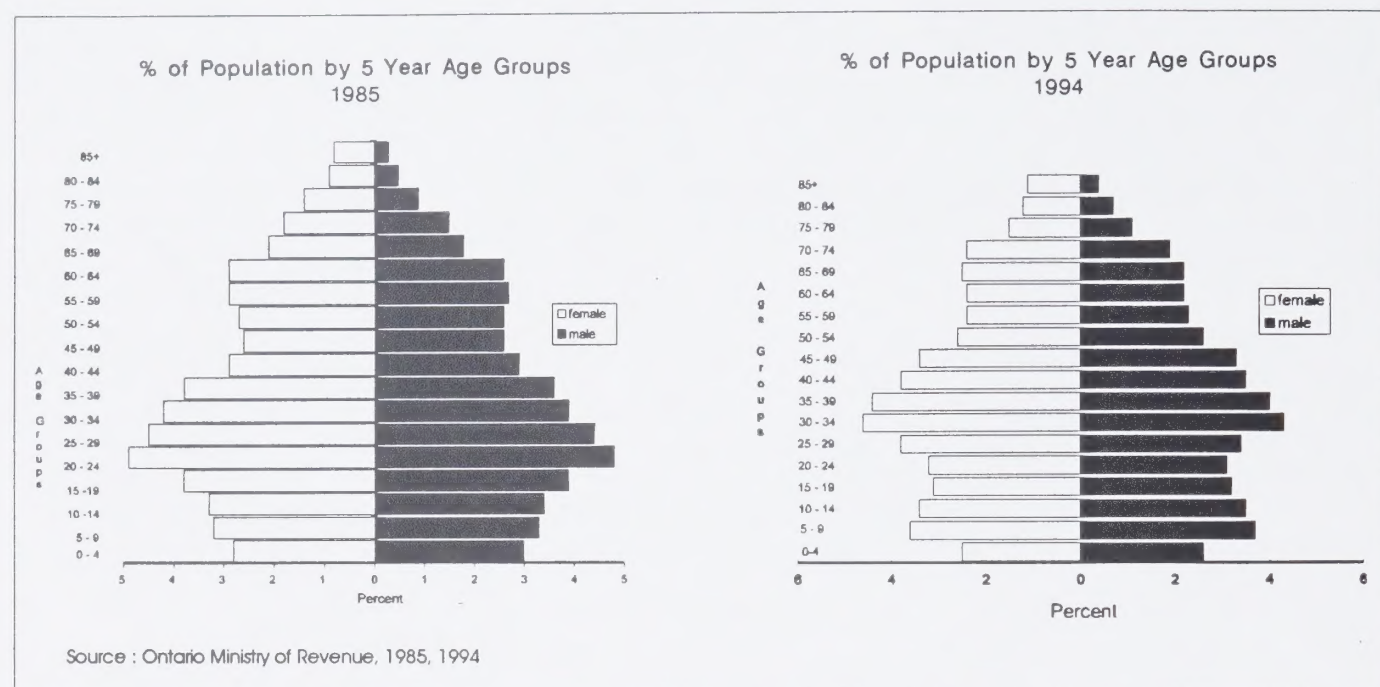


Figure 3 illustrates the age distribution for each of the municipalities in Hamilton-Wentworth Region.

**Figure 3 Population by Age Cohorts, by Municipality 1994**

Age	Ancaster	Dundas	Glanbrook	Flamborough	Hamilton	Stoney Creek	Total
0-4	5%	5%	5%	6%	5%	5%	5%
5-9	9%	7%	8%	9%	6%	8%	7%
10-14	8%	7%	8%	8%	6%	8%	7%
15-19	8%	6%	7%	7%	6%	7%	6%
20-24	6%	5%	6%	5%	6%	6%	6%
25-29	4%	5%	5%	6%	8%	6%	7%
30-34	5%	7%	7%	8%	9%	8%	8%
35-39	8%	8%	9%	9%	8%	8%	8%
40-44	9%	8%	7%	8%	6%	8%	7%
45-49	8%	7%	8%	7%	6%	7%	6%
50-54	6%	5%	6%	6%	5%	5%	5%
55-59	5%	4%	5%	4%	4%	4%	4%
60-64	4%	4%	5%	4%	5%	4%	4%
65-69	4%	4%	4%	4%	5%	4%	4%
70-74	3%	4%	3%	3%	4%	3%	4%
75-79	2%	3%	2%	2%	3%	2%	3%
80-84	1%	3%	1%	1%	2%	1%	2%
85+	1%	3%	1%	1%	2%	1%	1%
Unknown	3%	5%	3%	4%	5%	4%	5%
Total Pop'n	23,117	22,520	10,227	31,826	319,281	52,685	459,656

Source : Ontario Ministry of Revenue, 1994



## 2 - EDUCATION

### 2.1 - Participation by Youth

Examination of Census data for persons in the 15 to 19 and 20 to 24 age groups indicates that at least 60% of the Region's young adult population is participating in formal education. Figure 4 displays the level of participation for each municipality.

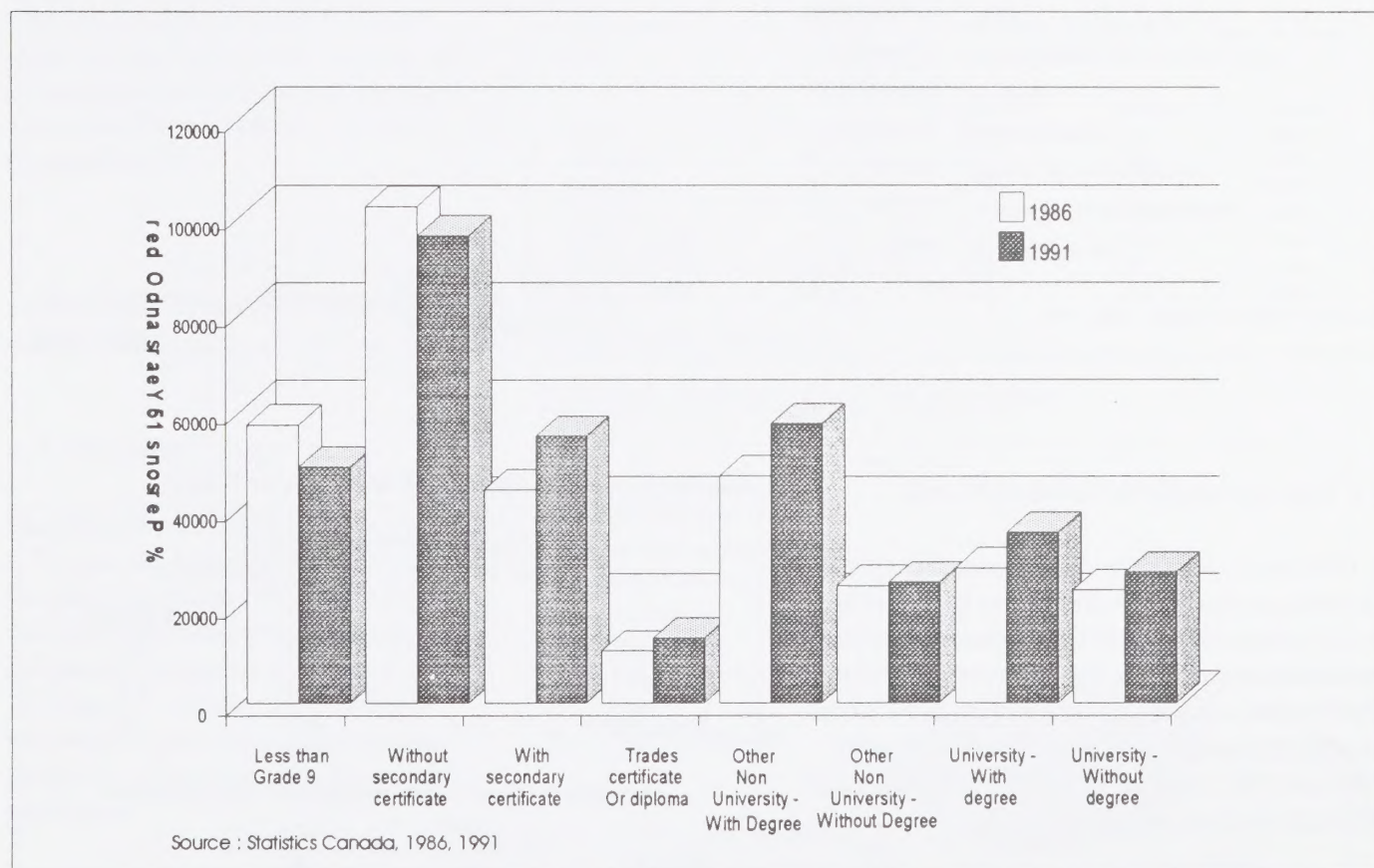
### 2.2 - Level of Education

Enhanced participation in education is echoed in higher levels of education in Hamilton-Wentworth. Figures for 1986 and 1991 reveal an increase in the percentage of the Regional population aged 15 and over who have completed secondary school, university or college programs or trades certificates or diplomas. Figure 5 illustrates this positive trend.

**Figure 4 School Attendance Youths 15 - 24**

Municipality	Full Time	Part Time	Not Attending
Ancaster	2,150	90	645
Dundas	1,890	140	765
Glanbrook	945	85	385
Flamborough	2,335	255	1,335
Hamilton	23,310	3,355	17,965
Stoney Creek	4,395	435	2,270
Region	35,025	4,360	23,375

**Figure 5 Highest Level of Education Obtained in 1986 and 1991**



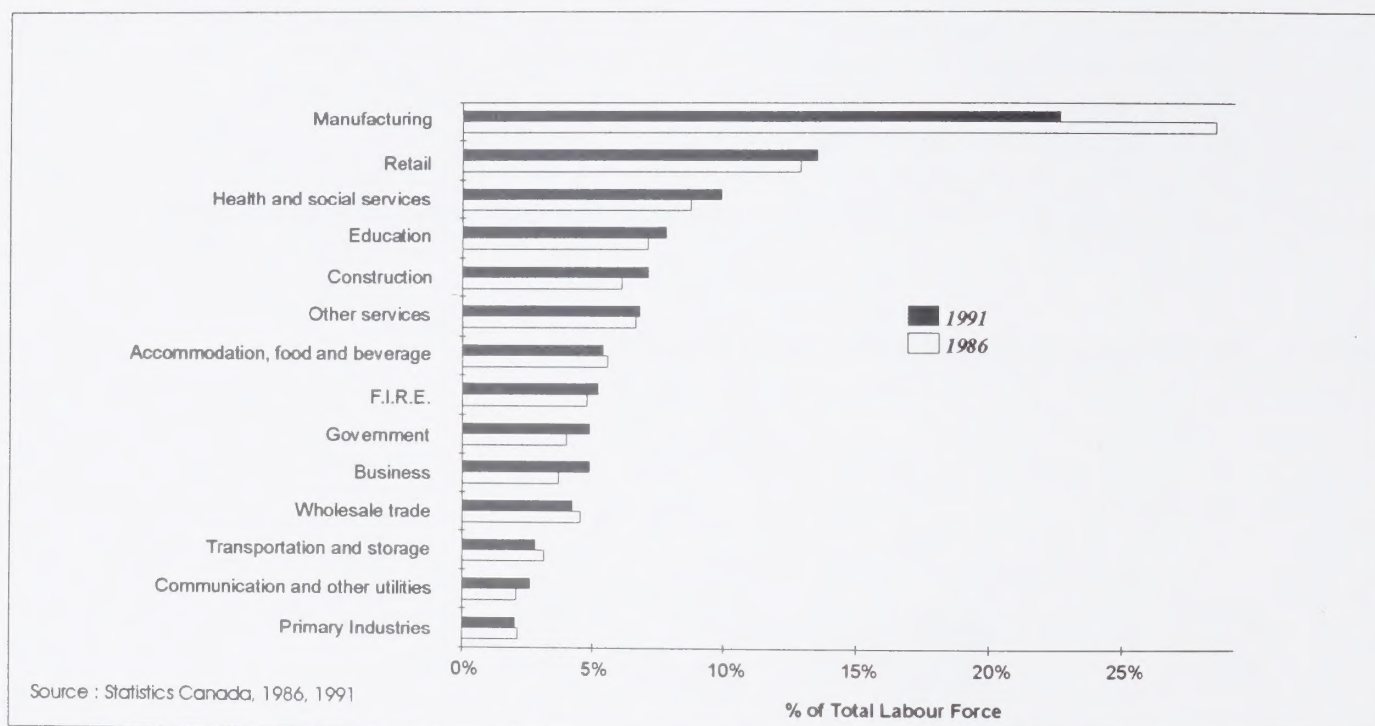
### 3 - LABOUR FORCE AND EMPLOYMENT

The Regional labour force is defined as persons aged 15 years and older who are employed or are actively seeking employment. In 1991 the total labour force in Hamilton-Wentworth Region was 236,890.

#### 3.1 Employment

Changes in the structure of the Hamilton-Wentworth economy can be observed in Figure 6 which portrays the various sectors of the local economy. Between 1986 and 1991 the portion of the workforce employed in manufacturing continued a downward trend to from 29% to 23% of the workforce. The decline in manufacturing was been offset by increases in the retail, health and social services, education and business sectors during the same period.

**Figure 6** *Regional Labour Force by Industry Type*



#### 3.2 Gender and the Labour Force

In 1991 nearly 60% of the total population aged 25 and older participated in the labour force and the period between 1986 and 1991 witnessed increased participation by women. Figure 7 compares levels of participation and non-participation in the labour force by persons 25 years and older for the years 1986 and 1991. Figure 7 also shows the percentage of the labour force employed.

**Figure 7** *Participation in the Labour Force*

Hamilton-Wentworth Region % Persons 25 Years & Older in Labour Force			
	1986	1991	% Change
FEMALES	51.8	56.6	4.8
MALES	77.4	75.0	-2.4
TOTAL POP'N	64.0	65.5	1.5
% Regional Labour Force Employed(25 Years & Older)			
	1986	1991	
FEMALES	41	45	
MALES	59	55	



## 4 - INCOME

### 4.1 Average Household Income

In 1991 average household income for the Region of Hamilton-Wentworth was \$46,415, an increase of 36% over the 1986 figure of \$34,099. Figure 8 compares the percentage of households in various income categories for 1986 and 1991.

**Figure 8** *Average Household Income - Region*

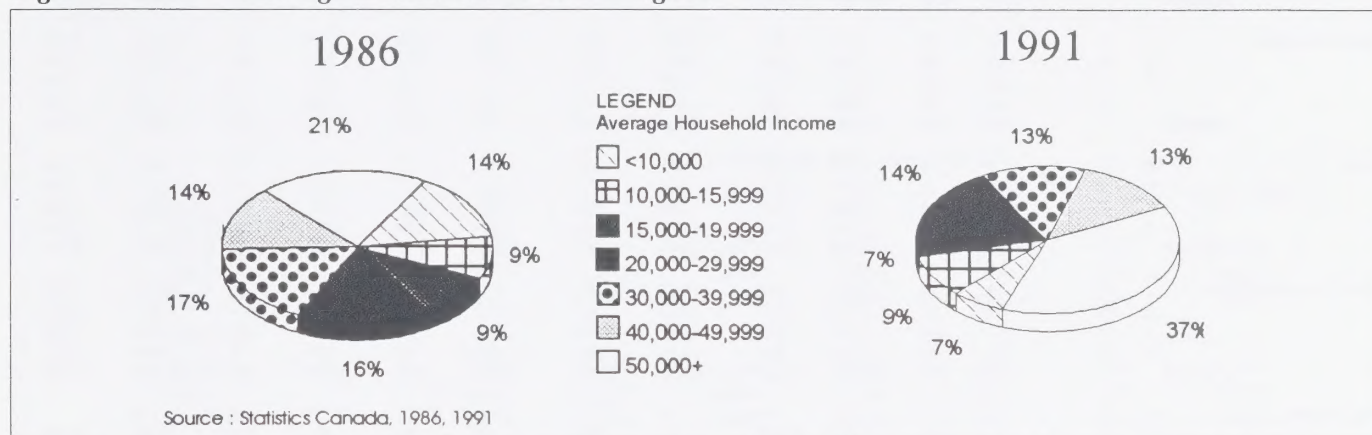


Figure 9 displays Average Household Income for each municipality and shows what percentage of households have incomes above or below the average. By comparison the 1990 average household income for Ontario was \$52,225 and Canada \$46,137.

**Figure 9** *Average Household Income by Municipality*

Municipality 1991	Average Household Income	Percentage of Households below or above Average Household Income Range		
		Above	Within	Below
Region	46,415	38%	13%	49%
Ancaster	78,413	47%	11%	42%
Dundas	58,073	40%	11%	49%
Glanbrook	54,601	36%	15%	49%
Flamborough	65,195	36%	10%	54%
Hamilton	41,232	32%	13%	55%
Stoney Creek	54,619	37%	14%	49%

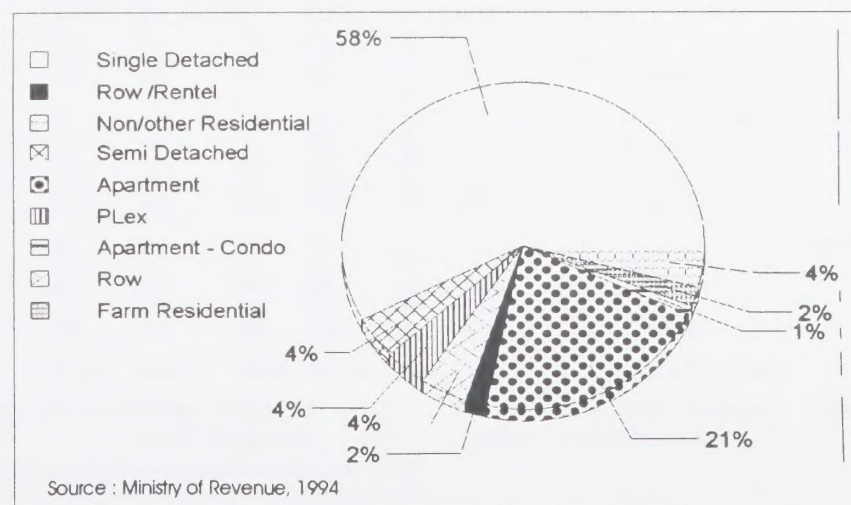
Source : Statistics Canada, 1991

## 5 RESIDENTIAL AND INDUSTRIAL LAND USE

### 5.1 Housing Types

Hamilton-Wentworth Region experienced a 7% increase in the total number of households between 1988 (163,310) and 1994 (174,620). In 1994 the house types fell into the categories shown on Figure 10. Figure 11 displays the number of persons living in various housing types sorted by age and sex of the household maintainer.

**Figure 10** *Housing Types - Region 1994*



**Figure 11** *Number of Persons by Type of Dwelling and Number of Occupied Residential Units by Age & Sex of Household Maintainer, Region of Hamilton-Wentworth, 1994*

Type of Housing	OS	Sex of H/M	15-24 Pop'n	Units	25-44 Pop'n	Units	45-64 Pop'n	Units	65+ Pop'n	Units	Age Unknown Pop'n	Units	Total Pop'n	Total Units
Single Detached	O	F	172	79	20,275	6,228	17,929	6,801	12,683	8,253	2,657	1,415	53,716	22,776
	O	M	402	166	79,473	22,450	84,270	25,658	32,419	14,704	9,931	4,573	206,495	67,551
	T	F	645	247	12,124	3,535	2,923	971	747	488	697	272	17,136	5,513
	T	M	332	136	11,598	3,288	4,216	1,307	856	411	959	373	17,961	5,515
	subtotal		1,551	628	123,470	35,501	109,338	34,737	46,705	23,856	14,244	6,633	295,308	101,355
Semi Detached	O	F	22	10	1,512	511	1,183	488	526	316	221	110	3,464	1,435
	O	M	53	20	5,104	1,421	4,347	1,287	1,123	482	611	265	11,238	3,475
	T	F	149	62	1,971	584	425	160	114	68	114	46	2,773	920
	T	M	86	33	1,895	541	705	211	108	54	138	56	2,932	895
	subtotal		310	125	10,482	3,057	6,660	2,146	1,871	920	1,084	477	20,407	6,725
Plex	O	F	1	1	358	132	288	132	268	173	52	31	967	469
	O	M	7	4	1,011	383	896	297	406	197	154	82	2,474	963
	T	F	510	268	3,248	1,515	634	354	265	208	350	194	5,007	2,539
	T	M	235	119	3,148	1,463	1,023	481	330	199	397	235	5,133	2,497
	subtotal		753	392	7,765	3,493	2,841	1,264	1,269	777	953	542	13,581	6,468
Row Condo/Freehold	O	F	21	10	1,641	692	1,282	669	444	318	332	205	3,720	1,894
	O	M	33	16	4,178	1,357	2,606	931	878	432	702	354	8,397	3,090
	T	F	217	73	2,937	903	643	243	67	44	123	53	3,987	1,316
	T	M	97	35	3,459	952	1,419	436	158	73	207	71	5,340	1,567
	subtotal		368	134	12,215	3,904	5,950	2,279	1,547	867	1,364	683	21,444	7,867
Row Rental	O	M	0	0	0	0	0	0	2	1	0	0	2	1
	T	F	297	102	5,484	1,667	1,023	375	94	58	201	78	7,099	2,280
	T	M	82	26	4,859	1,229	1,566	434	161	67	228	67	6,896	1,823
	subtotal		379	128	10,343	2,896	2,589	809	257	126	429	145	13,997	4,104
Apartment - Low Rise	O	M	0	0	7	3	12	4	7	3	2	1	28	11
	T	F	634	365	2,968	1,664	1,047	731	1,152	1,013	220	147	6,021	3,920
	T	M	373	225	3,695	1,985	1,409	817	989	634	210	133	6,676	3,794
	subtotal		1,007	590	6,670	3,652	2,468	1,552	2,148	1,650	432	281	12,725	7,725
Apartment - High Rise	O	F	0	0	0	0	0	0	2	2	0	0	2	2
	O	M	0	0	2	1	15	5	0	0	0	0	17	6
	T	F	1,242	651	8,968	4,803	4,811	3,256	7,178	6,417	623	401	22,822	15,528
	T	M	776	399	12,590	5,754	6,599	3,510	6,280	3,802	953	473	27,198	13,938
	subtotal		2,018	1,050	21,560	10,558	11,425	6,771	13,460	10,221	1,576	874	50,039	29,474
Apartment - Condominium	O	F	9	6	102	74	300	217	544	439	82	68	1,037	804
	O	M		0	171	94	386	202	743	393	134	82	1,434	771
	T	F	20	11	184	109	87	54	82	69	24	14	397	257
	T	M	20	13	254	142	142	78	121	64	33	19	570	316
	subtotal		49	30	711	419	915	551	1,490	965	273	183	3,438	2,148
Farm Residential	O	F		0	298	77	486	163	224	138	20	9	1,028	387
	O	M		0	1,363	311	2,607	746	1,013	441	62	25	5,045	1,523
	T	F	22	7	453	139	95	33	48	28	22	8	640	215
	T	M	40	16	1,291	366	461	141	160	78	109	49	2,061	650
	subtotal		62	23	3,405	893	3,649	1,083	1,445	685	213	91	8,774	2,775
Other Residential	O	F		0	9	2	7	4	5	3		0	21	9
	O	M		0	9	3	19	8	5	4	5	3	38	18
	T	F		0	46	19	48	28	24	18	11	7	129	72
	T	M	2	1	185	61	215	97	76	42	45	31	523	232
	subtotal		2	1	249	85	289	137	110	67	61	41	711	331
Non-Residential	O	F	2	1	103	33	123	42	73	47	2	2	303	125
	O	M		0	296	86	565	173	157	71	73	14	1,091	344
	T	F	195	100	1,260	592	414	240	272	207	233	160	2,374	1,299
	T	M	155	92	1,682	742	882	431	375	245	452	312	3,546	1,822
	subtotal		352	193	3,341	1,453	1,984	886	877	570	760	488	7,314	3,590
Other	O	F		0	14	6	8	4	12	4	7	5	41	19
	O	M		0	63	18	29	13	9	5	18	8	119	44
	T	F	78	35	629	276	192	116	480	435	190	152	1,569	1,014
	T	M	48	24	817	300	318	142	693	374	221	142	2,097	982
	subtotal		126	59	1,523	600	547	275	1,194	818	436	307	3,826	2,059
Regional Total			6,977	3,353	201,734	66,511	148,655	52,490	72,373	41,522	21,825	10,745	451,564	174,621

HHM Household maintainer  
T Household maintainer is a tenant

O Household maintainer is the owner  
OS Occupancy Status

Note: Totals are based on unit class codes equal to residential, farm residential and seasonal units, as such, approximately 8,000 individuals are excluded since unit class codes reflects institutional and commercial units.

Source: Ontario Ministry of Revenue, 1994



## 5.2 Household Size

In recent years there has been a slight shift trend towards smaller household size, i.e. the number of persons sharing a residential unit. This is generally thought to reflect the aging of the population with children departing. Figure 12 provides the number of residential units in each of 6 household sizes ranging from 1 to 6 + persons.

*Figure 12 Number of Residential Units by Household Size, by Municipality 1988 - 1994*

	PERSONS PER HOUSEHOLD						
	1	2	3	4	5	6 +	Total Units
ANCASTER							
1988	611	1,935	1,189	1,721	692	265	6,413
1991	704	2,031	1,246	1,846	793	306	6,926
1994	844	2,265	1,202	1,911	804	321	7,347
DUNDAS							
1988	1,451	2,548	1,176	1,476	598	178	7,427
1991	1,598	2,686	1,284	1,493	583	188	7,832
1994	1,776	2,881	1,257	1,564	551	211	8,240
GLANBROOK							
1988	286	948	551	738	331	153	3,007
1991	296	989	559	765	324	172	3,105
1994	381	1,076	575	781	330	179	3,322
FLAMBOROUGH							
1988	1,010	2,911	1,517	2,136	959	449	8,982
1991	1,121	3,075	1,646	2,213	991	495	9,541
1994	1,336	3,579	1,726	2,367	1,066	507	10,581
HAMILTON							
1988	33,288	40,114	19,541	18,794	7,545	3,176	122,458
1991	34,924	40,761	20,530	18,913	7,721	3,117	125,966
1994	36,324	41,287	20,171	18,902	7,606	3,076	127,366
STONEY CREEK							
1988	1,990	4,310	2,781	3,811	1,556	574	15,022
1991	2,335	4,768	3,009	4,039	1,682	625	16,458
1994	2,805	5,243	3,031	4,216	1,735	635	17,765
HAMILTON-WENTWORTH							
1988	38,636	52,766	26,755	28,676	11,681	4,795	163,309
1991	40,978	54,310	28,274	29,269	12,094	4,903	169,828
1994	43,466	56,331	28,062	29,741	12,092	4,929	174,621

Source : Ontario Ministry of Revenue, 1988, 1991, 1994

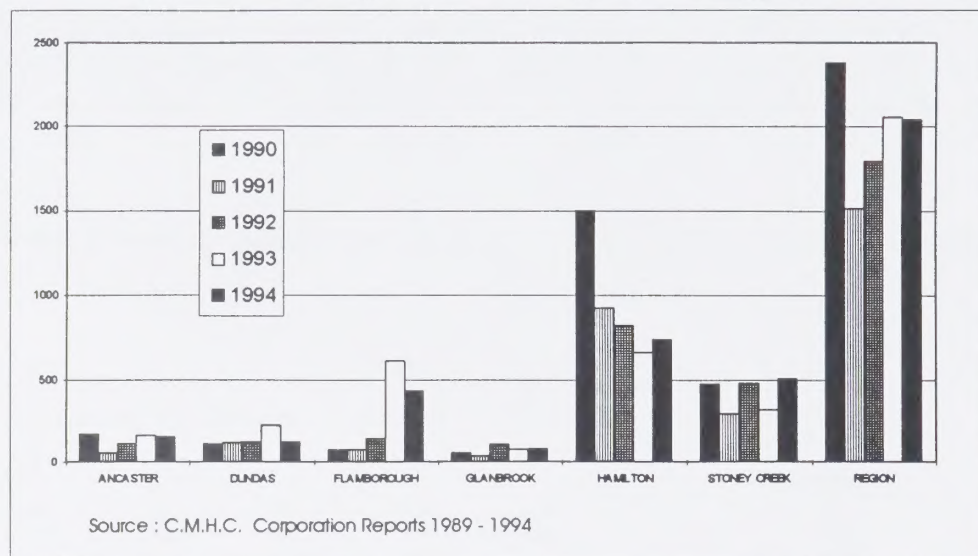


### 5.3 Housing Starts

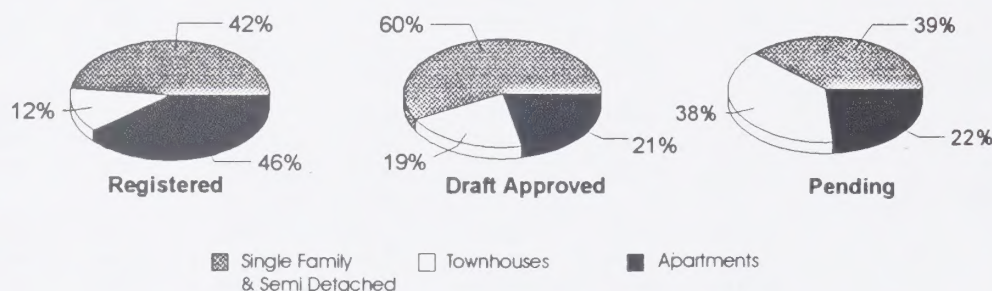
Housing starts reached a peak in this Region in 1989 when 2500 units were built. Figure 13 compares housing starts for each of the area municipalities.

Figure 14 displays the unit potential according to status of plans of subdivision for each of the area municipalities.

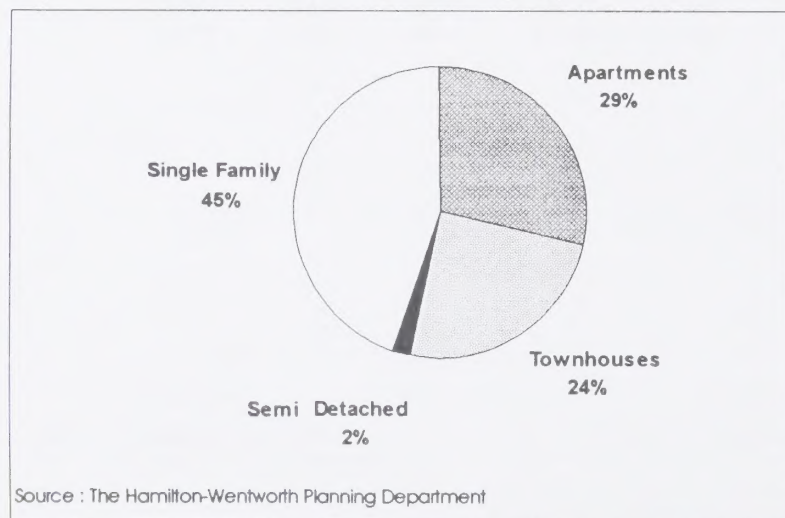
**Figure 13 Housing Starts - Municipality and Region, 1990 - 1994**



**Figure 14 Unit Supply on Plans of Subdivisions - October, 1995**



**Figure 15 Potential Units By Dwelling Type, October, 1995**



### 5.4 Housing Supply

As of October, 1995 Hamilton-Wentworth Region had a potential supply of 18,300 units in plans of subdivision which were registered, draft approved or pending approval. With housing starts averaging around 2000/year in recent years the Region can assume a 5 to 7 year unit supply in registered or draft approved plans alone. Figure 15 breaks down the 18,300 potential units into housing types. Figure 16 on the following page breaks down the potential supply down by municipality.



Figure 17

*Vacant Urban Land Inventory Summary By Planning Status, Dwelling Type and Area  
Municipality Regional Municipality of Hamilton - Wentworth, October 1, 1995*

Planning Status	Dwelling Type									
	Single Detached		Semi-Detached		Row		Apartment		Regiona Total	
	Ha.	Units	Ha.	Units	Ha.	Units	Ha.	Units	Ha	Units
Registered										
Ancaster	27.0	337.0	0.1	4.0	1.5	70.0	0.0	0.0	28.6	411.0
Dundas	32.0	350.0	0.0	0.0	2.0	80.0	0.0	0.0	34.0	430.0
Flamborough	32.0	575.0	0.1	4.0	6.0	380.0	0.0	0.0	38.1	959.0
Glanbrook	8.0	115.0	0.0	0.0	1.0	15.0	1.0	24.0	10.0	154.0
Upper Hamilton	37.0	620.0	0.0	0.0	4.0	160.0	2.0	150.0	43.0	930.0
Lower Hamilton	2.0	30.0	0.0	0.0	1.0	40.0	0.0	0.0	3.0	70.0
Stoney Creek	13.0	210.0	1.0	26.0	6.0	240.0	16.0	2555.0	36.0	3031.0
Total	151.0	2237.0	1.2	34.0	21.5	985.0	19.0	2729.0	192.7	5985.0
Draft Approved										
Ancaster	42.0	640.0	0.5	14.0	13.0	485.0	0.0	0.0	55.5	1139.0
Dundas	13.0	170.0	1.0	16.0	4.0	160.0	0.5	60.0	18.5	406.0
Flamborough	11.0	181.0	5.0	28.0	1.0	25.0	0.0	0.0	17.0	234.0
Glanbrook	15.0	295.0	0.3	10.0	0.2	10.0	3.0	120.0	18.5	435.0
Upper Hamilton	100.0	1730.0	0.0	0.0	13.0	390.0	4.0	385.0	117.0	2505.0
Lower Hamilton	12.0	190.0	2.6	62.0	2.0	170.0	2.0	550.0	18.6	972.0
Stoney Creek	50.0	620.0	0.0	0.0	8.0	240.0	1.0	115.0	59.0	975.0
Total	243.0	3826.0	9.4	130.0	41.2	1480.0	10.5	1230.0	304.1	6666.0
Pending										
Ancaster	28.0	445.0	0.0	0.0	13.0	420.0	2.0	180.0	43.0	1045.0
Dundas	28.0	130.0	0.5	16.0	5.0	110.0	1.0	50.0	34.5	306.0
Flamborough	20.0	60.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	60.0
Glanbrook	6.0	110.0	1.0	26.0	1.0	50.0	0.0	0.0	8.0	186.0
Upper Hamilton	34.0	650.0	0.0	0.0	7.0	270.0	4.0	470.0	45.0	1390.0
Lower Hamilton	1.5	17.0	0.0	0.0	3.0	530.0	4.0	710.0	8.5	1257.0
Stoney Creek	46.0	820.0	3.0	96.0	15.0	525.0	1.5	36.0	65.5	1477.0
Total	163.5	2232.0	4.5	138.0	44.0	1905.0	12.5	1446.0	224.5	5721.0
Regional Total	557.5	8295.0	15.1	302.0	106.7	4370.0	42.0	5405.0	721.3	18372.0
No Plan	1049	18285	0.1	4	165	5850	42	3240	1256.7	27379
Grand Total	1606.5	26,580	15.2	306	271.7	10,220	84.0	8,645	1978.0	45,751

Registered - building permits can be issued.

Draft Approved - subject to clearance of conditions.

Pending - subdivision application submitted but no approval received.

Approved site plans are categorized as draft approved while site plans currently under consideration are categorized as pending.

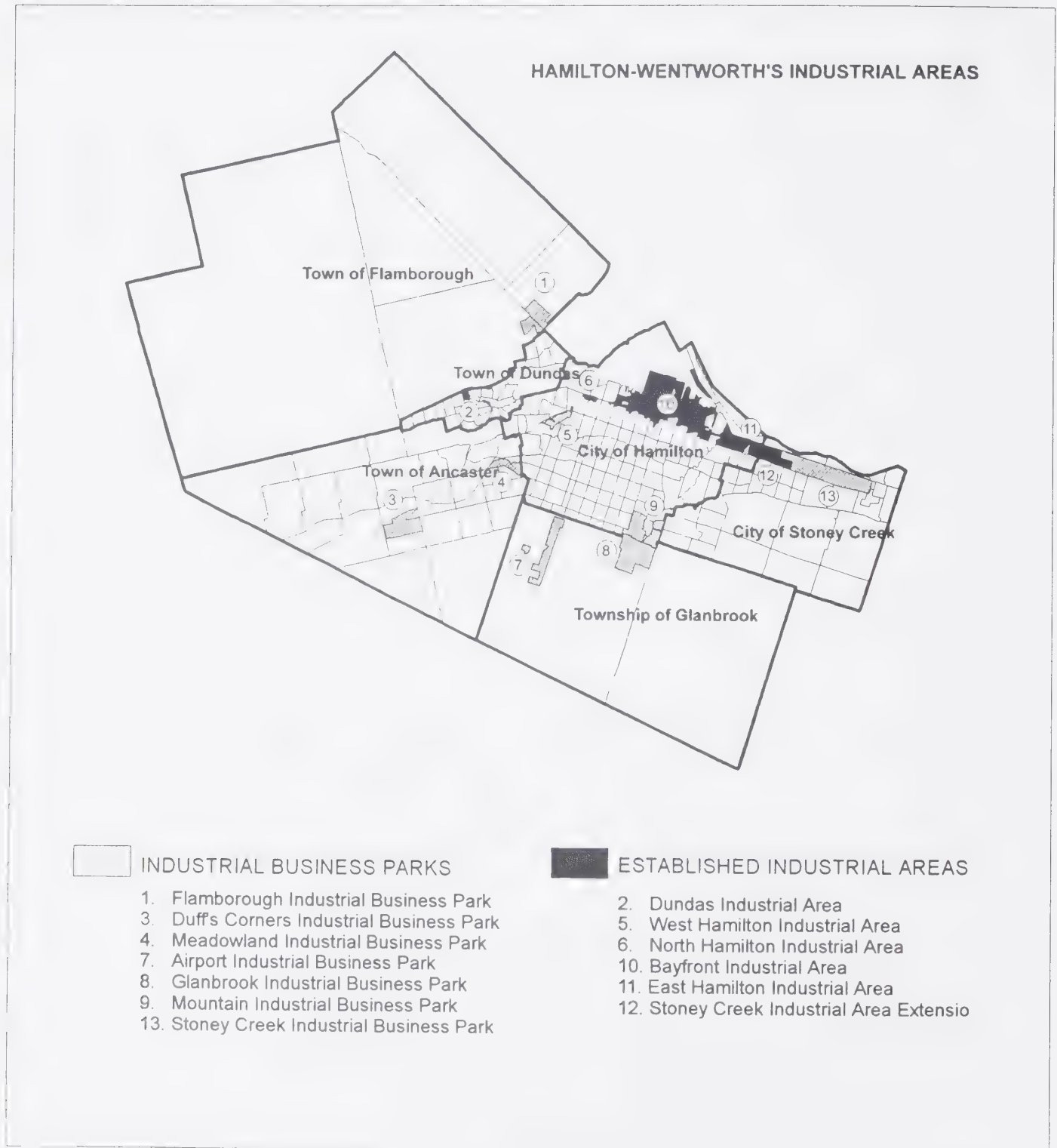
Source : The Hamilton-Wentworth Planning and Development Department



## 5.5 Industrial Areas

Figure 17 shows the location of industrial areas and business parks across the Hamilton-Wentworth Region.

**Figure 17**





## 5.6 Existing and Vacant Industrial Land

There are at present nearly 10,000 acres of land designated for industrial use in the Hamilton-Wentworth Region. These lands are found in established industrial areas or the industrial business parks designated in the Regional Official Plan. Of this total approximately 3194 acres of land are available for use as shown in Figure 18. These lands are either vacant, agricultural or residential properties greater than 1 acre in area. Approximately 96% of the vacant lands are located in the industrial business parks with the balance in established industrial areas.

**Figure 18 Existing and Available Industrial Land**

Established Industrial Areas							
LandUse	Bayfront (10)	East Hamilton (11)	North Hamilton (6)	West Hamilton (5)	Stoney Creek Extension (12)	Dundas (2)	Total
Industrial/Commercial	3023	448	16	109	290	56	3942
Hydro	58	26	0	2	5	0	91
Railw ays	179	30	52	131	37	0	429
Institution	25	0	0	0	6	6	37
Open Space**	90	30	0	3	1	7	131
Residential <= 1 acre	57	2	2	0	23	1	85
Residential > 1 acre	0	0	0	0	0	4	4
Agricultural/Vacant	41	35	6	15	11	5	113
Total	3473	571	76	260	373	79	4832

Industrial Business Parks								
Land Use	Mountain (9)	Glanbrook (8)	Airport (7)	Meadow lands (4)	Duff's Corners (3)	Flamborough (1)	Stoney Creek (13)	Total
Industrial/Commercial	305	93	67	13	101	58	509	1146
Hydro	14	226	2	50	1	0	4	297
Railways	0	18	0	0	0	0	54	72
Institution	22	0	124	0	27	35	32	240
Open Space**	34	0	1	2	15	2	4	47
Residential <= 1 acre	10	18	41	0	2	7	51	129
Residential > 1 acre	34	15	33	4	13	159	52	310
Agricultural/Vacant	269	613	436	170	491	279	509	2767
Total	688	983	704	239	650	540	1215	5019

\*\* Includes Public/Private and Conservation Lands

Shaded areas are available for Industrial use

Source : Ontario Ministry of Revenue, 1994



### OTHER INFORMATION AVAILABLE FROM THE REGIONAL PLANNING DEPARTMENT

#### 1. Detailed Statistical Information from Census and Assessment Data.

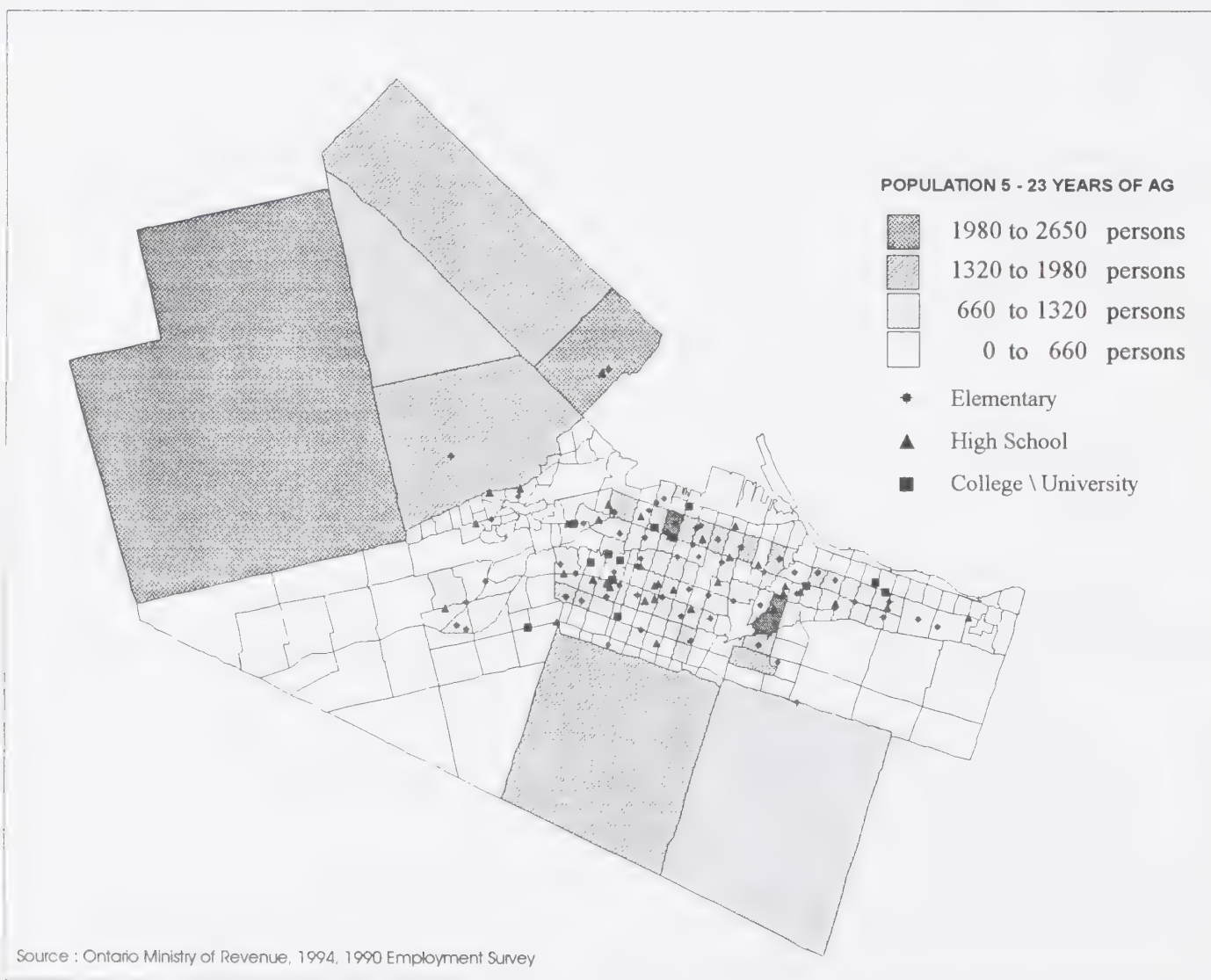
**Regional Facts** contains a number of tables displaying population, income, education and employment information derived from Census and Assessment Data. Planning and Development Department can prepare additional tables suited to the specific needs of individuals and organizations.

#### 2. Data Analysis Using Mapinfo.

Data sets can be compared and plotted on maps of the Region or individual municipalities. The sample shown below plots the concentration of persons between the ages 5 to 23 relative to the location of educational institutions. Population data is broken down by planning units across the Region.

To learn more about our information services please contact the Planning and Development Department at (905) 546-2155 or 546-4387. There will be a charge based on cost recovery for special enquires.

#### *Example of Data Analysis Using MapInfo*





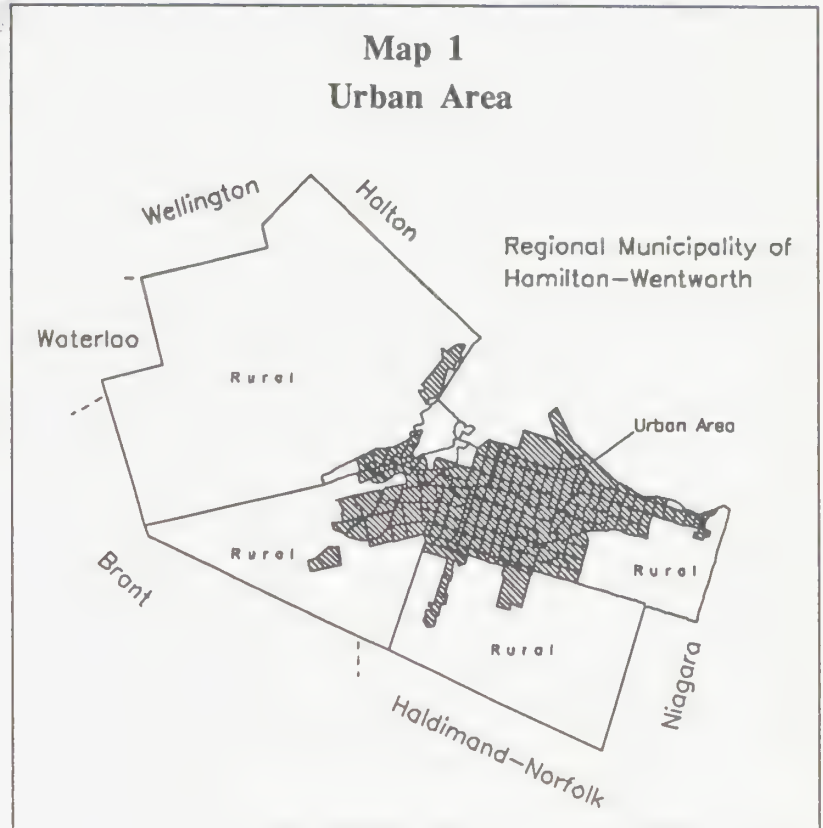


## Introduction

The Planning and Development Department has prepared an information system for monitoring of the amount of vacant land available in the designated urban area (Map 1) for residential development. This Fact Sheet provides a summary of the amount of land available and housing unit potential by planning status, dwelling type and municipality. Summarized also is the servicing status, land ownership, and amount of residential development which occurred in 1989.

The publication Vacant Urban Residential Land Inventory recently prepared by the Planning and Development Department contains a more comprehensive discussion of the information system, its capabilities and uses and the situation as of January 1, 1990.

Fact Sheets updating this information are planned to be produced bi-annually.



## Highlights...

As of January 1, 1990 the Region had approximately 1,950 hectares of vacant urban residential land with an estimated housing unit potential of 46,860 dwellings in the area designated for urban residential development.

The majority of vacant designated residential land is located above the escarpment south of the built urban area. Hamilton (36%) and Stoney Creek (25%) have the largest portion of the Region's vacant urban residential land supply.

Over one-quarter (536 hectares) of the vacant designated residential land is in a registered or draft approved plan. Of the estimated unit potential of 13,670 dwellings in these plans 48% are single detached, 35% apartments, 16% row or townhouse units and 1% semi-detached.

In 1989, 2,485 housing units were constructed on approximately 112 hectares of vacant urban residential land. Of these, 1,500 were single detached, 795 were row or townhouse units and 190 apartments.

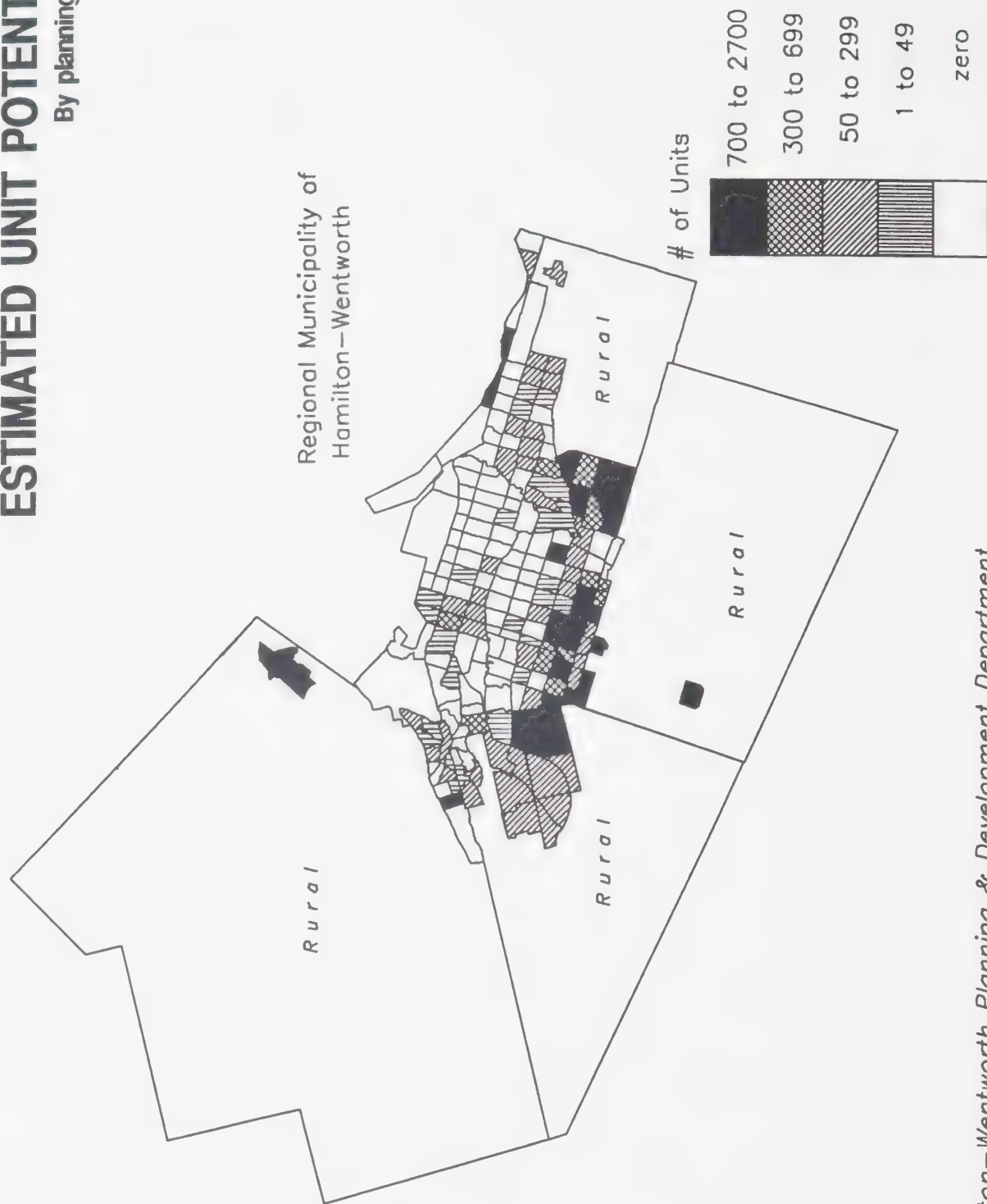
Over one-half (51%) of the vacant designated residential land supply can utilize existing Regional water and sewer trunk lines while another 34% will receive services in the next five years.

The largest landowner in the Region controls 13% of the vacant urban residential land while the five largest landowners control only 36% of the available vacant urban residential land.



# ESTIMATED UNIT POTENTIAL

By planning Units

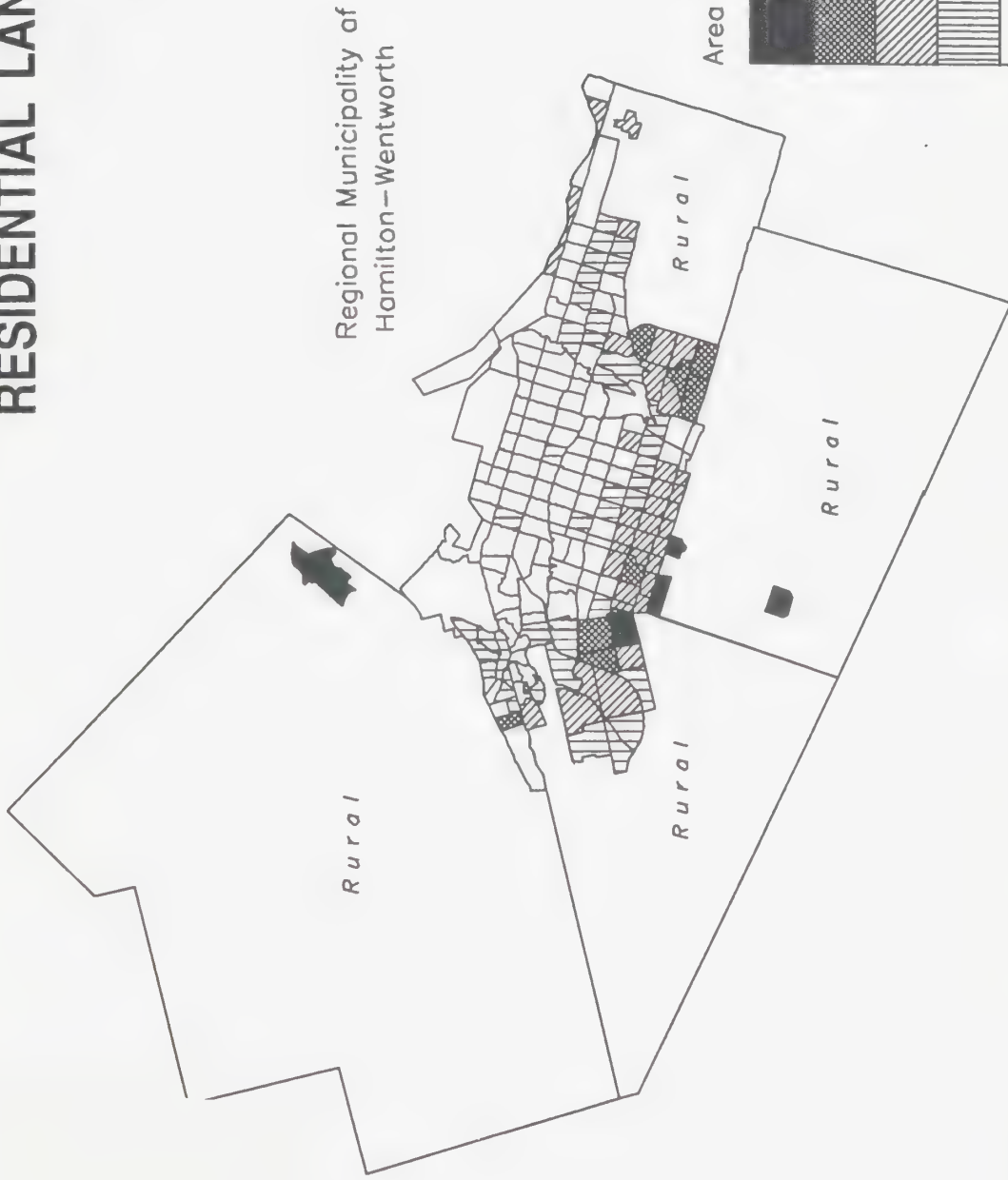


Strategic Planning Division



# TOTAL VACANT RESIDENTIAL LAND SUPPLY

By Planning Units



Source: Hamilton-Wentworth Planning & Development Department



**Vacant Urban Land Area & Unit Potential  
by Planning Status, Dwelling Type & Area Municipality  
Regional Municipality of Hamilton-Wentworth, Jan., 1990**

Planning Status	Dwelling Type								Regional	
	Single Detached		Semi-Detached		Row		Apartment		Total	
	Ha.	Units	Ha.	Units	Ha.	Units	Ha.	Units	Ha	Units
<b>Registered</b>										
Ancaster	35.0	415	0.0	0	3.0	70	0.0	0	38.0	485
Dundas	15.0	235	0.0	0	4.5	185	0.0	0	19.5	420
Flamborough	2.0	25	0.0	0	0.0	0	0.0	0	2.0	25
Glanbrook	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Upper Hamilton	61.0	1005	0.0	0	2.0	105	0.0	0	63.0	1110
Lower Hamilton	15.0	250	0.0	0	0.0	0	0.5	45	15.5	295
Stoney Creek	21.0	325	0.4	10	2.5	80	15.0	2690	38.9	3105
<b>Total</b>	<b>149.0</b>	<b>2255</b>	<b>0.4</b>	<b>10</b>	<b>12.0</b>	<b>440</b>	<b>15.5</b>	<b>2735</b>	<b>176.9</b>	<b>5440</b>
<b>Draft Approved</b>										
Ancaster	16.0	155	0.0	0	0.4	15	0.0	0	16.4	170
Dundas	39.0	420	0.0	0	5.5	150	0.0	0	44.5	570
Flamborough	33.5	630	0.0	0	3.5	160	0.0	0	37.0	790
Glanbrook	37.5	600	1.5	25	0.0	0	0.0	0	39.0	625
Upper Hamilton	77.5	1235	0.4	8	15.0	555	0.5	50	93.4	1848
Lower Hamilton	14.1	240	2.6	65	2.0	150	4.0	1010	22.7	1465
Stoney Creek	78.0	1005	4.0	95	13.0	660	11.0	1000	106.0	2760
<b>Total</b>	<b>295.6</b>	<b>4285</b>	<b>8.5</b>	<b>193</b>	<b>39.4</b>	<b>1690</b>	<b>15.5</b>	<b>2060</b>	<b>359.0</b>	<b>8228</b>
<b>Pending</b>										
Ancaster	44.0	615	0.1	10	0.5	45	0.0	0	44.6	670
Dundas	6.0	100	0.0	0	4.0	130	0.0	0	10.0	230
Flamborough	49.0	845	2.0	45	8.0	345	0.0	0	59.0	1235
Glanbrook	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Upper Hamilton	46.0	880	0.0	0	6.0	210	2.6	255	54.6	1345
Lower Hamilton	1.0	15	0.0	0	0.3	20	0.5	165	1.8	200
Stoney Creek	22.0	345	0.1	5	5.0	250	3.0	140	30.1	740
<b>Total</b>	<b>168.0</b>	<b>2800</b>	<b>2.2</b>	<b>60</b>	<b>23.8</b>	<b>1000</b>	<b>6.1</b>	<b>560</b>	<b>200.1</b>	<b>4420</b>
<b>No Plan</b>										
Ancaster	239.0	4340	0.0	0	19.0	1070	7.0	400	265.0	5810
Dundas	28.0	460	0.1	5	1.7	65	3.2	220	33.0	750
Flamborough	39.0	650	0.0	0	0.0	0	0.0	0	39.0	650
Glanbrook	111.0	2025	0.0	0	0.0	0	0.0	0	111.0	2025
Upper Hamilton	367.0	6350	0.4	7	40.6	1400	34.0	2630	442.0	10387
Lower Hamilton	10.0	200	2.0	60	3.0	110	7.0	770	22.0	1140
Stoney Creek	238.0	4250	0.0	0	60.0	3240	5.0	525	303.0	8015
<b>Total</b>	<b>1032.0</b>	<b>18275</b>	<b>2.5</b>	<b>72</b>	<b>124.3</b>	<b>5885</b>	<b>56.2</b>	<b>4545</b>	<b>1215.0</b>	<b>28777</b>
<b>Regional Total</b>	<b>1644.6</b>	<b>27615</b>	<b>13.6</b>	<b>335</b>	<b>199.5</b>	<b>9015</b>	<b>93.3</b>	<b>9900</b>	<b>1951.0</b>	<b>46865</b>

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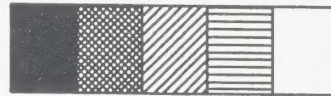
Source: Hamilton—Wentworth Planning & Development Department

# TOTAL VACANT RESIDENTIAL LAND SUPPLY

By Planning Units



Area in Hectares



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AC



25070		2507
25071		2507
25072		2507
25073	R. BLUE/BLEU R.	BB2507
25074	GREY/GRIS	BD2507
25075	GREEN/VERT	BP2507
25077	TANGERINE	BA2507
25078	RED/ROUGE	BF2507
25079	X. RED/ROUGE X.	BX2507

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